

3075 23rd STREET

SAN FRANCISCO, CA

FOR LEASE

SINGLE-TENANT BUILDING



PLEASE CONTACT:

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OPPORTUNITY OVERVIEW

PROPERTY PROFILE

ADDRESS	3075 23 rd Street, San Francisco, CA 94110
APN	3640-036
FULL BUILDING	+/- 5,376 RSF
FLOORS	1st Floor, Bonus Mezzanine, & 2nd Floor
YEAR BUILT	1959
ZONING	UMU (Urban Mixed Use)
SUBMARKET	Mission/Potrero
Asking: \$8,500.00 per month, IG	



3075 23rd Street is a two-story industrial/R&D building located between Folsom Street and Treat Avenue in the Mission/Potrero Hill neighborhood.

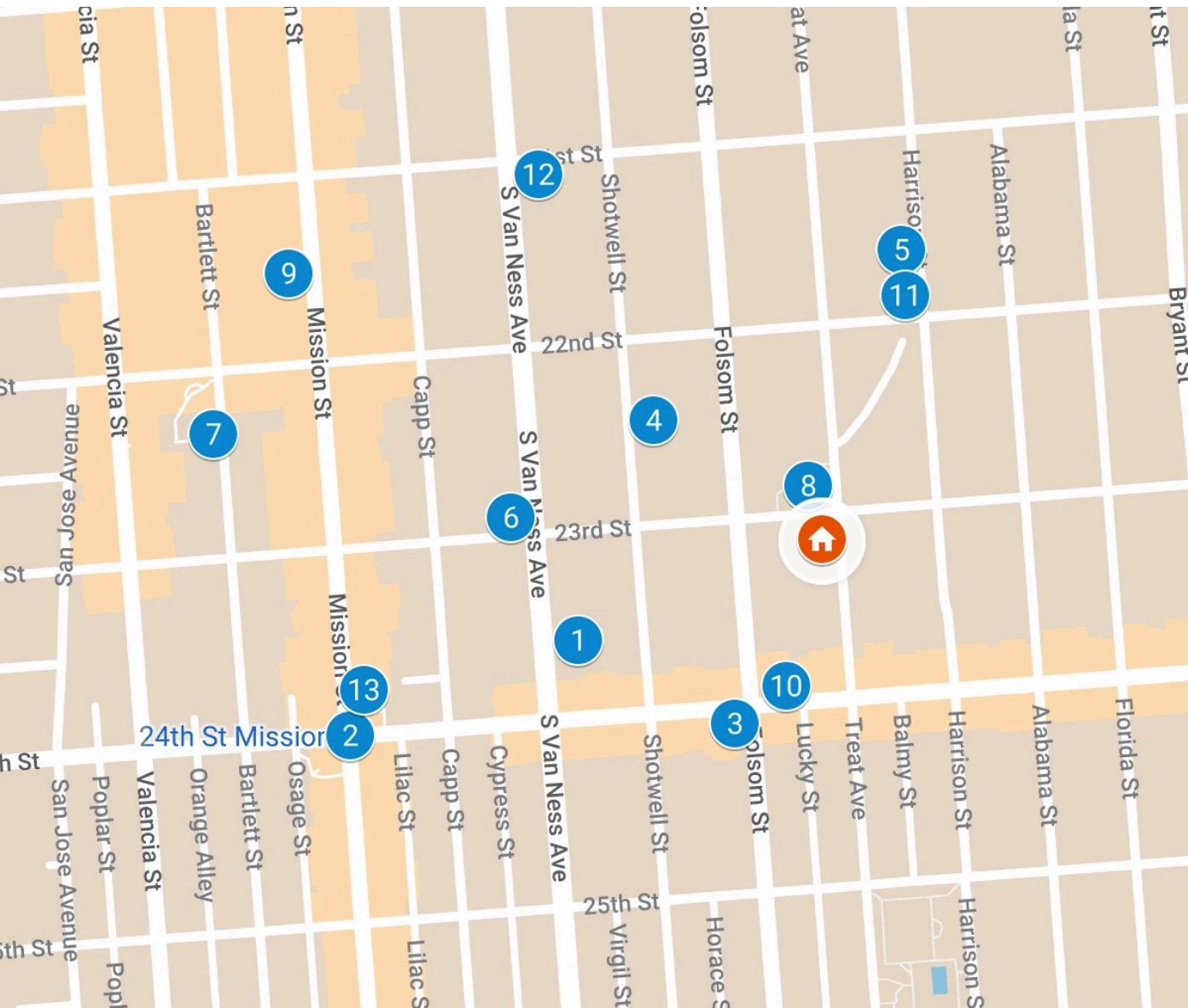
The property features:

- **High ceilings (approximately 14')**
- **Six (6) skylights**
- **A ground floor featuring two (2) restrooms, a kitchenette, and a bonus mezzanine (+/- 912 sf)**
- **Partial 2nd floor (+/- 729 sf) with one (1) private office**
- **Heavy power**
- **A motorized rollup door and drive in**
- **Gated parking for 2-3 cars**

PHOTO GALLERY



LOCATION OVERVIEW



- 1 Grocery Outlet
- 2 24th St Mission
- 3 Philz Coffee
- 4 César Chávez Elementary Sc...
- 5 George Moscone Elementary...
- 6 United States Postal Service
- 7 City College of San Francisc...
- 8 Parque Niños Unidos
- 9 Alamo Drafthouse Cinema N...
- 10 Haus Coffee
- 11 Sushi Hon
- 12 Limón
- 13 Taquería El Farolito



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